

**Eagles Nest BOD**  
10/9/18 Meeting Minutes

Called to order at 5:35 pm

Present at North Pole Branch Library: Dwayne Hofschulte and Susan Dupont. Anthony Wiles telephonically. Michael Thomas on at 5:50 pm

Agenda:

1. Approve minutes from last meeting. *Motioned and approved.*
2. Secretary's Report:

Violation Letters – All letters from last meeting were sent. No follow-up needed.

3. Treasurer's report. Will come back to it.

Old Business:

1. Recertification. Homeowner's Appendix was completed by Robert. Dwayne and/or Robert will look over the application already completed by Susan.
2. Refurbishing of balconies to be considered for 2019. Will bring up during March board meeting. Dwayne will put on March agenda.
3. Repairing building siding. Maintenance man probably available next spring.
4. Putting gravel or some type of landscaping around buildings so mower or weed eater will not damage building siding. Dwayne to check on costs and material options.
5. Proposed additions to by-laws. Tabled as Robert not present.
6. Recordings of old meetings. 30 hours available. Not cost effective to have them transcribed; will be over \$10,000. They can be made available for people to listen to if they want. *Motion made and carried not to transcribe.*
7. Letter to all owners regarding the rules of the association. Tabled for next meeting.

8. Overflow parking area. Are we going to put up a sign?

New Business:

1. Snow Removal. Continue with Down to Earth Landscaping? Budget for mowing and snow removal for 2018 was set at \$5500; to date we've spent \$4150. Motion made and carried to continue with Down to Earth for 2018/2019 snow season.

2. Need to set agenda set for 2018 Homeowners Meeting to include water meters, overflow parking, elections, secretary, treasurer, and president's reports, president will also read Section 4.2 for compliance. Board members to have suggestions for agenda items by November meeting. Secretary to email owners for their ideas and to inform them of date, time, place of meeting. Board members will set agenda during November meeting.

Annual meeting set for December 4<sup>th</sup> at 5:30 pm.

Letter / email to owners for their requests for what to be put on the agenda will be sent, giving them to 9 November to reply to the board so the board can work on the agenda during the November board meeting.

3. What officer positions need to be filled this year? Secretary and Vice-President positions are up for election.

4. Legal advice on unit(s) that is delinquent. At what point do we take legal action. Can go no further back than six months per legal advice given to recoup the HOA dues. Motion made and carried to start collection process at three months and carried.

5. Method to deal with continuing violations. No letters have been sent recently for second and / or third violations that have not been corrected.

6. 2665D sale information? Listed on websites for sale.

7. Previous violations. *See above under Agenda, Violation Letters.*

Broken glass on patio door on 2690C. What, or if any, action should be taken by the board? Determined that the board will take none.

Letter sent to owners to have their fences slatted. Numerous conversations (emails) in reference to that letter. It is the responsibility of the owner to complete this. \*\*

8. New Violations.  
2700B Screen leaning against building  
2700C Grill and Bike in back unscreened yard

Letters will be sent

9. Overflow Parking Sign

NO LONG TERM PARKING  
VISITOR AND GUESTS ONLY

Put HOA email address on the bottom of the sign for subjects to contact the board if they have long-term guests. Then monitor it to see how it goes. Dwayne will check on companies that make signs.

10. Possibility of a Property Manager for the Association. Cost prohibitive. Board members to consider and will discuss at future meeting.

11. Can we get the panel van removed? Ballek owns the van. Discussion over whether it is parked in common area. Dwayne will talk to Ballek.

12. Water and sewer use. Motion made and carried to put water meter installation in each unit on yearly meeting agenda for owners to vote on. Dwayne will check on estimates.

13. Boiler building. Possible to advertise to see if someone will remove it? Tank will also need to be removed. Tabled for further discussion.

14. Dues increase? Is there a need for it? Association's reserves are low due to legal fees from last year and this year. They are over \$26,000. Once 2690C is settled, these will stop. Then Association will seek new attorney.

Meeting adjourned at 8:45pm

*\*\*NOTE: This requirement is addressed in the Rules for a Positive Property Environment for Eagles Nest Condominium Association, Section 1. Storage, second paragraph. This was included by the secretary for future reference on the fencing slats. requirements of the fences. It was NOT discussed during the meeting and is for future reference only.*